

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6874

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **APRIL 5, 2011**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 a.m. by Chair Paulson.

ATTENDANCE

Members Present:

Joel Paulson, Senior Planner

Wayne Hokanson, Fire Department

Mike Machado, Building Official

Trang Tu-Nguyen, Assistant Civil Engineer

PUBLIC HEARINGS

ITEM 1: 102 Central Court
Architecture and Site Application S-11-002

Requesting approval to demolish a pre-1941 single family residence and construct a single family residence on property zoned R-1:20. APN 529-35-030.

PROPERTY OWNER: Scott Sullivan

APPLICANT: Terry J. Martin, AIA

PROJECT PLANNER: Jennifer Savage

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present.
Gilda Forrester expressed concerns regarding impacts to the private drive, construction impacts, and impacts to existing properties on Central Court.
Steve White submitted a letter with comments on the project and expressed concerns with the proposed setback, FAR, intensity of the development, the proposed driveway length, proposed utility connection locations, trash service, the existing PG&E pole in Central Court, and construction staging and impacts to existing properties on Central Court.
5. Public hearing closed.
6. *Tu-Nguyen* moved to approve the application subject to the conditions presented with additional conditions regarding a construction management plan regarding construction staging and neighborhood notification, pre and post-construction road survey for Central Court, and exploring solutions to address the existing PG&E pole in Central Court with the following findings and considerations:
 - (a) The project is Categorical Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town because the project consists of the construction of one single-family dwelling.

- (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
1. The Town's housing stock will be maintained as the house will be replaced;
 2. The existing structure does not have any historic or architectural significance as determined by the Historic Preservation Committee on February 1, 2006; and
 3. The property owner does not desire to maintain the structure as it exists; and
 4. The economic utility of the structure was considered.
- (c) The project meets the objectives and requirements of the Hillside Development Standards and Guidelines for properties located in the hillside residential zones.
- (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

7. *Machado* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

ITEM 2. 15011 Los Gatos Boulevard

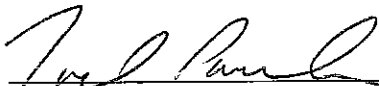
Proposed resurfacing and restriping of parking lot on property zoned CH. APN 424-07-085.

PROJECT PLANNER: Jennifer Savage

Staff reviewed the building permit and provided comments to ensure that the proposed modifications complied with applicable Town Code requirements.

ADJOURNMENT

Meeting adjourned at 9:40 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Joel Paulson, Senior Planner